

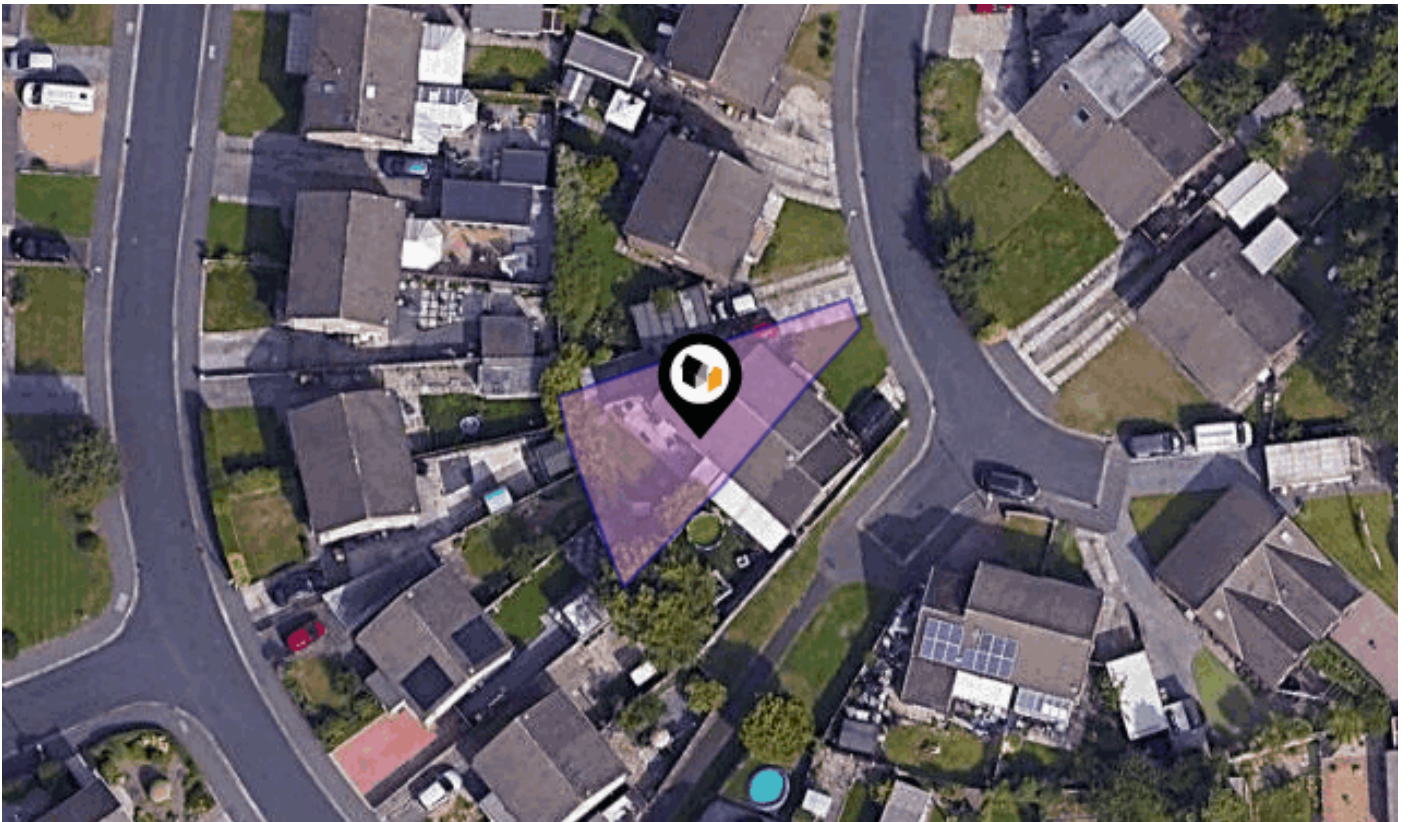


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th September 2024



WHITBY AVENUE, INGOL, PRESTON, PR2

Roberts & Co

36e Liverpool Road, Penwortham, Preston, PR1 0DQ

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www.roberts-estates.co.uk



Introduction

Our Comments

Property Overview

This well-proportioned, extended three-bedroom semi-detached house is located in a sought-after residential area, offering convenient access to local amenities and excellent motorway connections.

Upon entering the home, you're greeted by a welcoming porch, ideal for storing coats, shoes, and bags. Moving into the spacious living room, you'll find ample space to comfortably accommodate a couple of sofas and additional furnishings, creating a cosy environment for relaxation and entertainment.

The adjoining rear reception room opens directly onto the garden, allowing for a seamless blend of indoor and outdoor living.

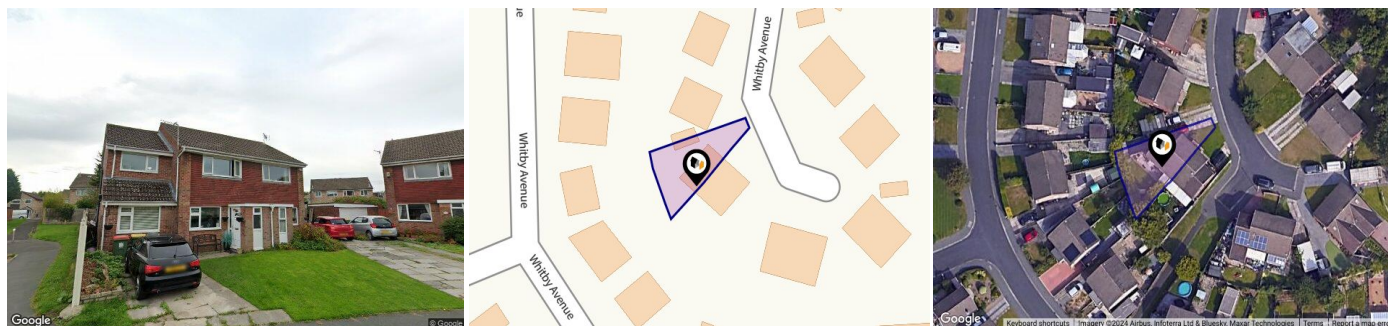
The kitchen is modern and well-equipped, featuring sleek white gloss cabinets complemented by wooden worktops. There is plenty of room for appliances, making it a practical and stylish space for meal preparation. Adjacent to the kitchen is a handy utility room, providing extra storage and laundry facilities.

Upstairs, the home offers three generously sized bedrooms, each providing comfortable living space for a family or guests. The family bathroom is fitted with a classic three-piece suite.

The rear garden is particularly appealing, offering a high degree of privacy as it is not overlooked. This outdoor space is perfect for gardening, entertaining, or simply enjoying some peaceful relaxation.

Additionally, the garage has been repurposed by the current owners as a home gym. However, it presents a fantastic opportunity for conversion into a functional home office, depending on your needs.

At the front of the property, there is a driveway providing off-road parking, along with a well-maintained front garden, enhancing the overall curb appeal.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	957 ft ² / 89 m ²
Plot Area:	0.06 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,840
Title Number:	LA819271

Tenure: Freehold

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

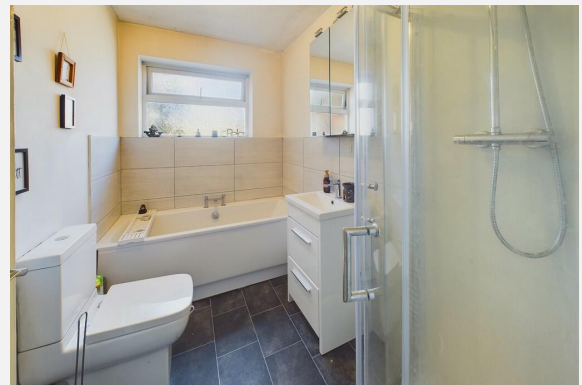
4 mb/s	30 mb/s	1000 mb/s

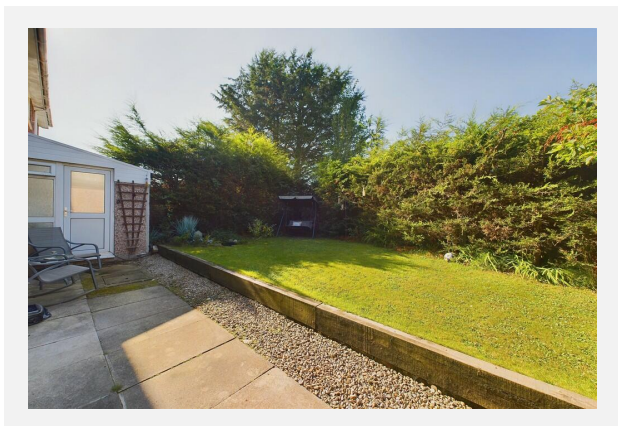
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



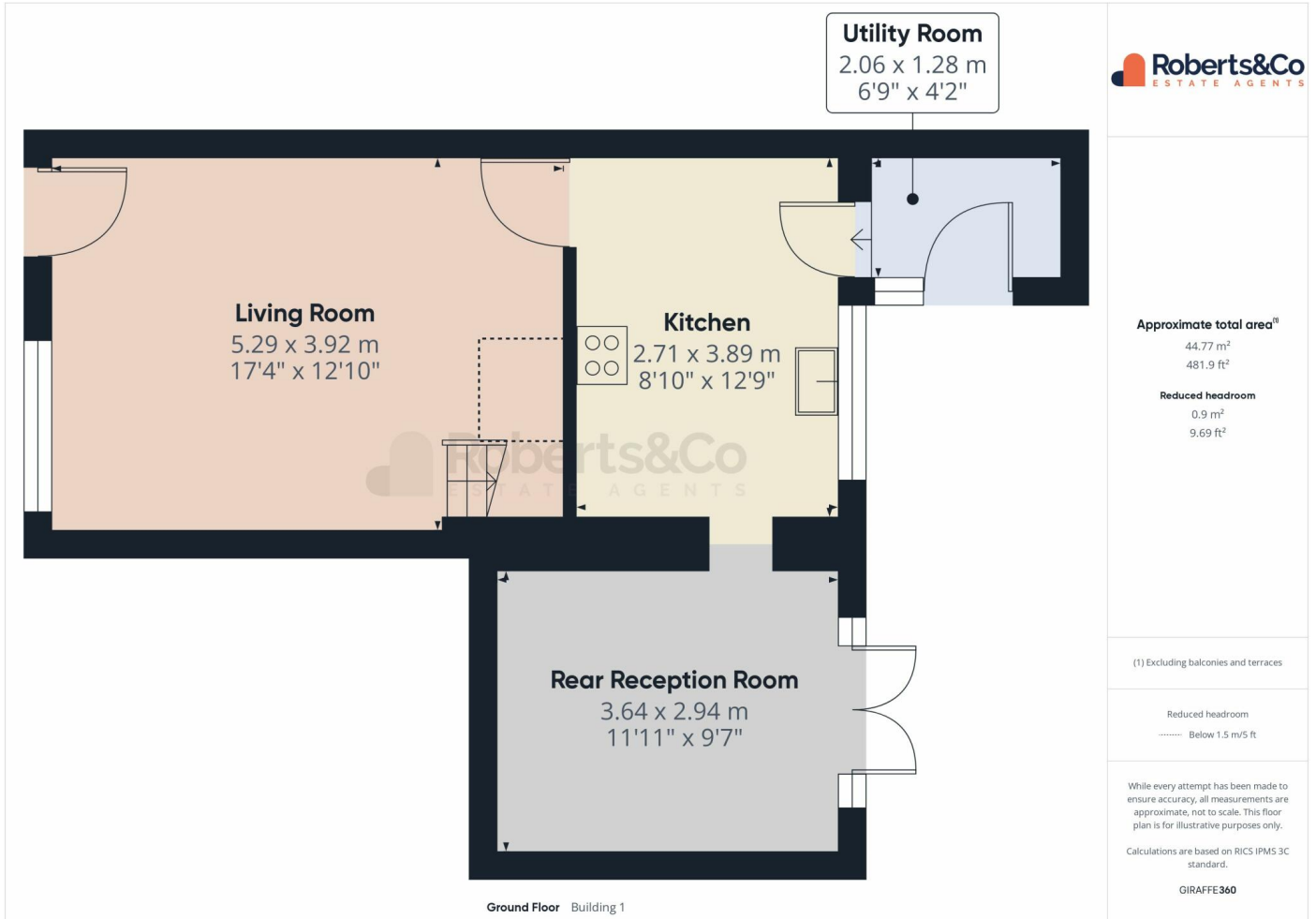




WHITBY AVENUE, INGOL, PRESTON, PR2



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WHITBY AVENUE, INGOL, PRESTON, PR2



Whitby Avenue, Ingol, PR2

Energy rating

C

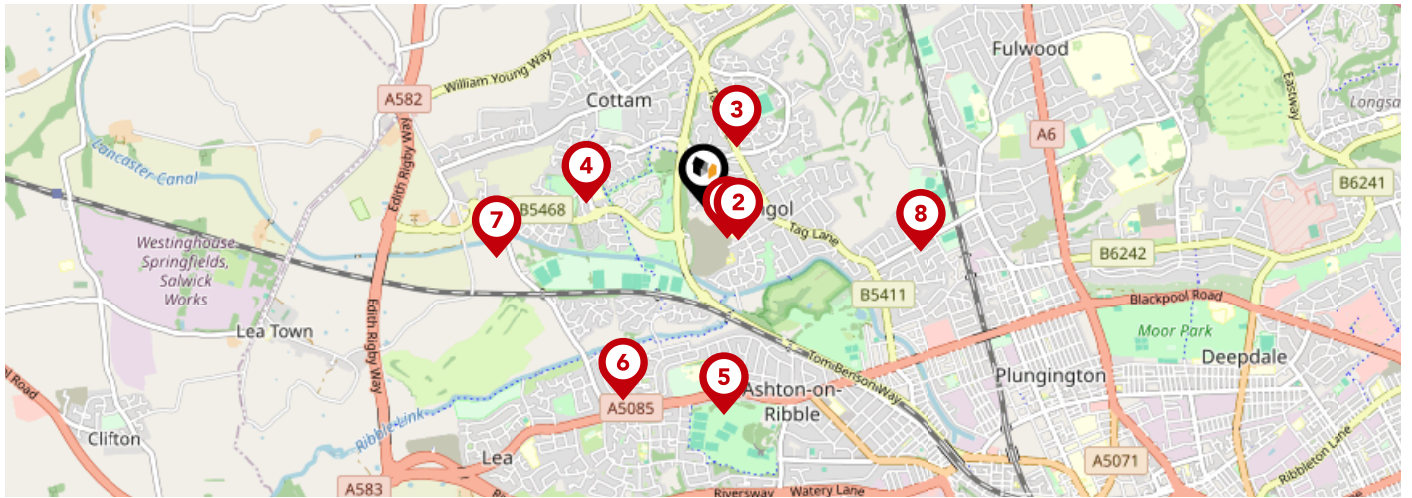
Valid until 02.09.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

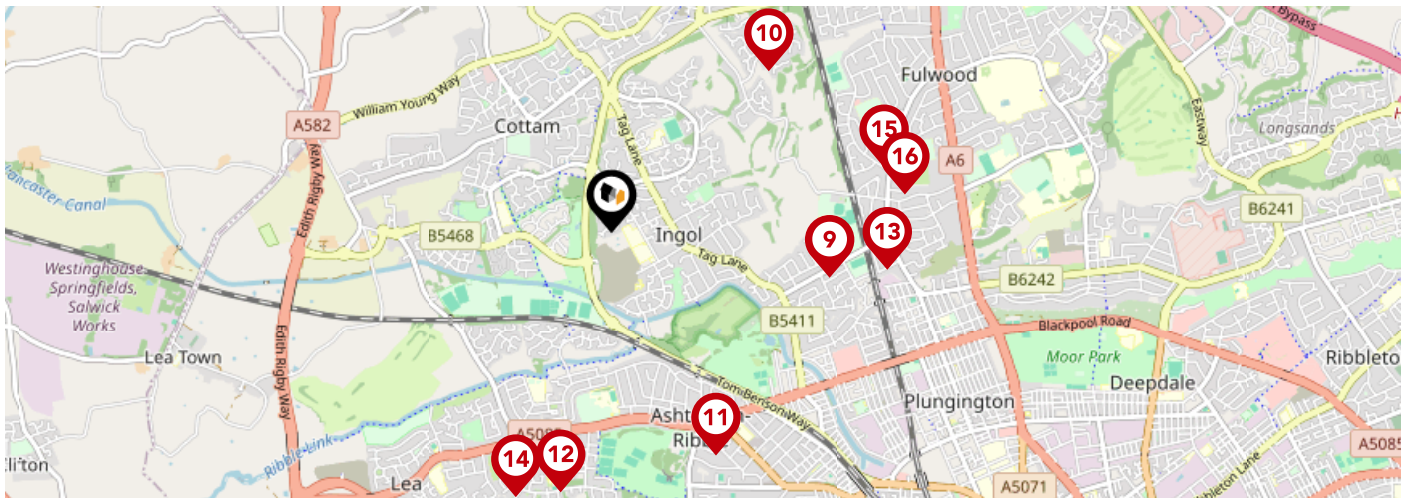
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
	Holy Family Catholic Primary School, Ingol, Preston Ofsted Rating: Good Pupils: 203 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ingol Community Primary School Ofsted Rating: Good Pupils: 199 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pool House Community Primary School Ofsted Rating: Good Pupils: 179 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottam Primary School Ofsted Rating: Good Pupils: 249 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Community Science College Ofsted Rating: Good Pupils: 854 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton Primary School Ofsted Rating: Good Pupils: 199 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lea Neeld's Endowed Church of England Primary School Ofsted Rating: Good Pupils: 141 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 319 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

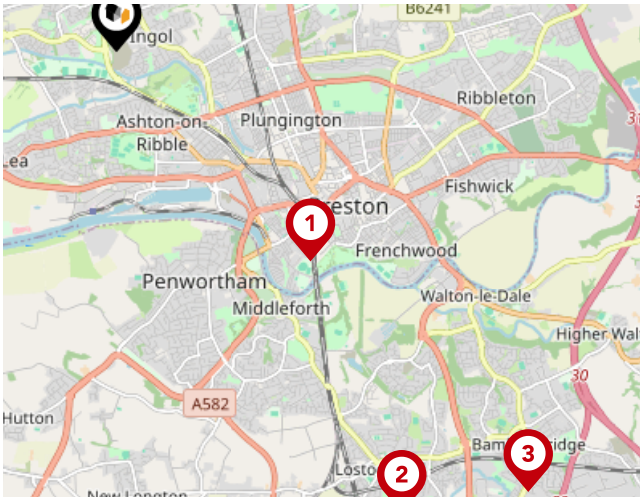
Area Schools



		Nursery	Primary	Secondary	College	Private
	Our Lady's Catholic High School Ofsted Rating: Good Pupils: 895 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harris Primary School Ofsted Rating: Good Pupils: 247 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashton-on-Ribble St Andrew's Church of England Primary School Ofsted Rating: Outstanding Pupils: 425 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal Cross Primary School Ofsted Rating: Outstanding Pupils: 26 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood and Cadley Primary School Ofsted Rating: Good Pupils: 315 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lea Community Primary School Ofsted Rating: Good Pupils: 253 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulwood Academy Ofsted Rating: Good Pupils: 884 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen's Drive Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

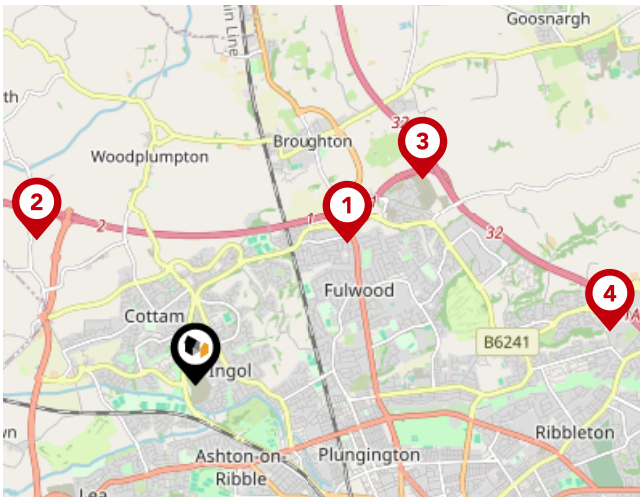
Area

Transport (National)



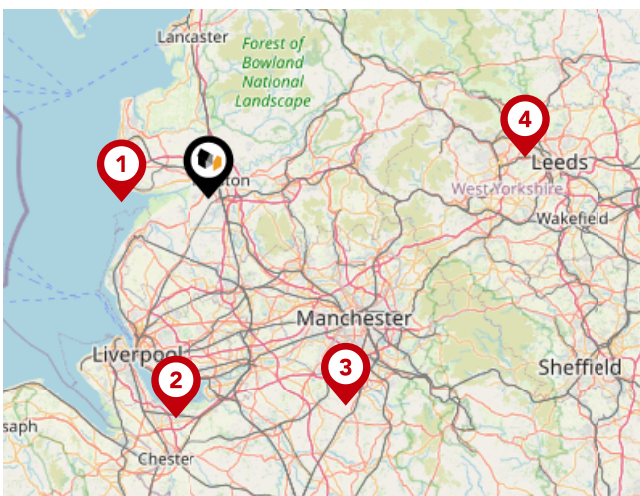
National Rail Stations

Pin	Name	Distance
1	Preston Rail Station	2.5 miles
2	Lostock Hall Rail Station	4.76 miles
3	Bamber Bridge Rail Station	5.29 miles



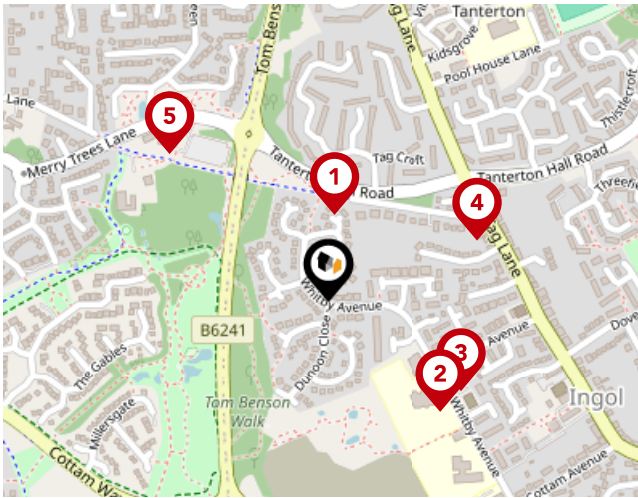
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J1	1.82 miles
2	M55 J2	1.88 miles
3	M6 J32	2.68 miles
4	M6 J31A	3.66 miles
5	M65 J1A	5.59 miles



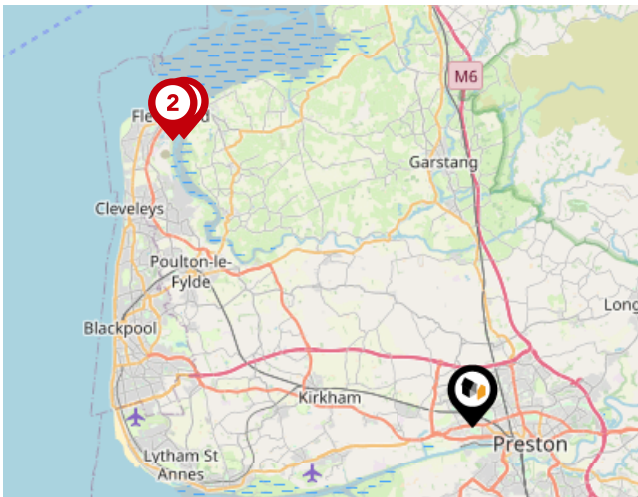
Airports/HELIPADS

Pin	Name	Distance
1	Highfield	11.97 miles
2	Speke	31.1 miles
3	Manchester Airport	35.03 miles
4	Leeds Bradford Airport	44.85 miles



Bus Stops/Stations

Pin	Name	Distance
1	Tag Croft	0.1 miles
2	Redcar Ave	0.17 miles
3	Redcar Avenue	0.18 miles
4	Cottam Hall Lane	0.18 miles
5	Ancient Oak	0.24 miles



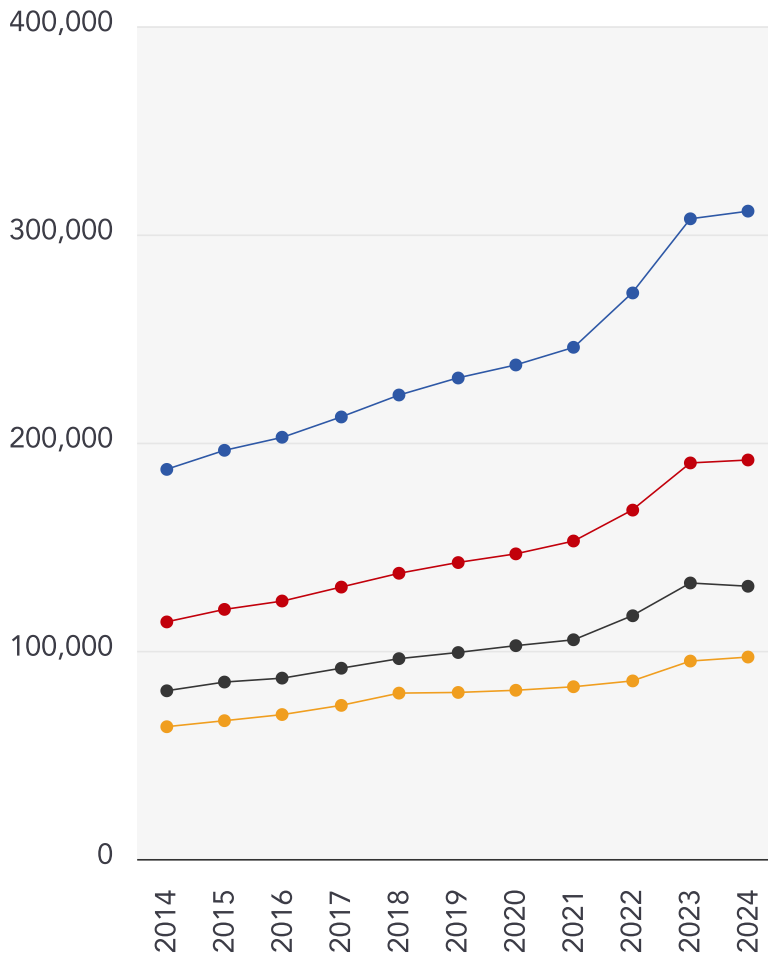
Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	14.28 miles
2	Fleetwood for Knott End Ferry Landing	14.5 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in PR2



Detached

+66.29%

Semi-Detached

+68.31%

Terraced

+62.15%

Flat

+52.7%



Roberts & Co

Roberts & Co are an award winning, independent estate agent in Preston & South Ribble. We've been successfully selling and renting property from our 2 branches in Penwortham and Lostock Hall for many years. Our experienced and dedicated team all have one thing in common...we are passionate about property.

We like to think that our approach to property is a little different. Our all inclusive marketing comes as standard for every property we sell. We understand what features buyers need and expect to see when searching for their new home. That's why professional photography, floorplans, virtual tours and social media are all included for our listings. Our experienced team will guide you every step of the way, from the marketing photographs, to moving day.

If you are considering a move, we would love to speak to you.

Our Team

Robert

Financial Services

Who are Roberts & Co?

There is not just one reason why you should sell with Roberts & Co, we like to think there's many more.

Our dedicated branch teams...

Roberts & Co are proud to boast about our dedicated branch teams, with local expert knowledge of Preston and surrounding areas.

Our branch staff all live within a short radius of our branches and live and work in their 'patch'. They know commute times, the best restaurants, schools etc. Our experienced team will guide you through the process from start to finish.

Testimonial 1



I would just like to take this opportunity to thank all the staff at the Lostock Hall branch for all the hard work you have done to make my sale as stress free as it possibly could have been. I would like to give a special mention to Sharon, as she has been absolutely brilliant the last couple of months with my sale with the constant communication and updates we have received from her, regardless of the hour in the day.

Testimonial 2



We've now been in our lovely home for a whole two years and so this is slightly overdue! Roberts and Co were wonderful during the entire process of our sale and purchase; we cannot recommend them highly enough. Emma, Will and their whole team showed absolute professionalism, going over and above to ensure that we were kept informed every step of the way. Buying and selling houses is obviously a very intense process, but Roberts and Co looked after us.

Testimonial 3



The service we have had from Roberts was far superior to any experiences I've had with your competitors. We have been kept in the loop with every viewing and have been given every bit of feedback from the viewing. Speaking of the viewings, you provided us with 5 viewings in a week where the other estate agent advertising the house had given me just the 1 viewing (and provided me no feedback afterwards).

Testimonial 4



We have been under the care of Roberts & Co for a few years now as letting agents and more recently for the sale of a property. It's difficult to articulate correctly the level of service, support and professionalism that they provide which is second to none. Using a simple rule of thumb I can't recall ever having to contact them to chase a position or query as they always get there first and their balance between professional and friendly is perfect.



/RobertsCoEstates



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Roberts & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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